

10 Single Family Rental Home Portfolio

100 % Occupied | 8% cap rate



One of 10 Homes Included in Portfolio

For more information, please contact:

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Executive Summary

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Investment opportunity to purchase 10 single family rental homes at bulk pricing. The current owner keeps the homes in good condition with regularly scheduled maintenance. All of the houses are 100% tenant occupied and located within close proximity of each which allows for ease of management.

The properties are currently producing gross rents of over \$121,000 per year with an estimated return of 8% after all expenses. Tenants pay for all utilities and yard maintenance. Landlord covers property taxes, property insurance, repairs & maintenance.

Huge upside potential in selling off individual homes in the future.

Please do not disturb tenants.

Offered for sale at \$1,150,000



Property Addresses	104 Collins Estate Avenue, Centerville, GA 31028 113 Oldfield, Centerville, GA 31028 115 Oldfield, Centerville, GA 31028 205 Wray Street, Centerville, GA 31028 211 Wray Street, Centerville, GA 31028 213 Wray Street, Centerville, GA 31028 219 Wray Street, Centerville, GA 31028 202 Meadow View Drive, Warner Robins, GA 31088 161 Rolling Woods Circle, Warner Robins, GA 31088 121 Chadwyck, Bonaire, GA 31005
County	Houston
Cap Rate	8%
Occupancy	100%

Eagle Springs Subdivision

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Eagle Springs Subdivision is located in Centerville, Georgia, one mile west of the intersection of North Houston Lake Boulevard and Gunn Road. This gated community is conveniently located – it is a short drive to shopping centers, schools, churches, grocery stores, and restaurants. Eagle Springs Subdivision’s amenities include: water park, lakes, weight rooms and a tennis court.



115 Oldfield Court - 3 Bedroom/ 2 Bathroom



113 Oldfield Court - 3 Bedroom/ 2 Bathroom

Photos

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104 Collins Estate—4 Bedroom/2 Bathroom



161 Rolling Woods - 3 Bedroom/2 Bathroom



121 Chadwyck Lane - 3 Bedroom/2 Bathroom



202 Meadow View Drive - 3 Bedroom/2 Bathroom



213 Wray Street - 3 Bedroom/2 Bathroom



205 Wray Street - 3 Bedroom/2 Bathroom



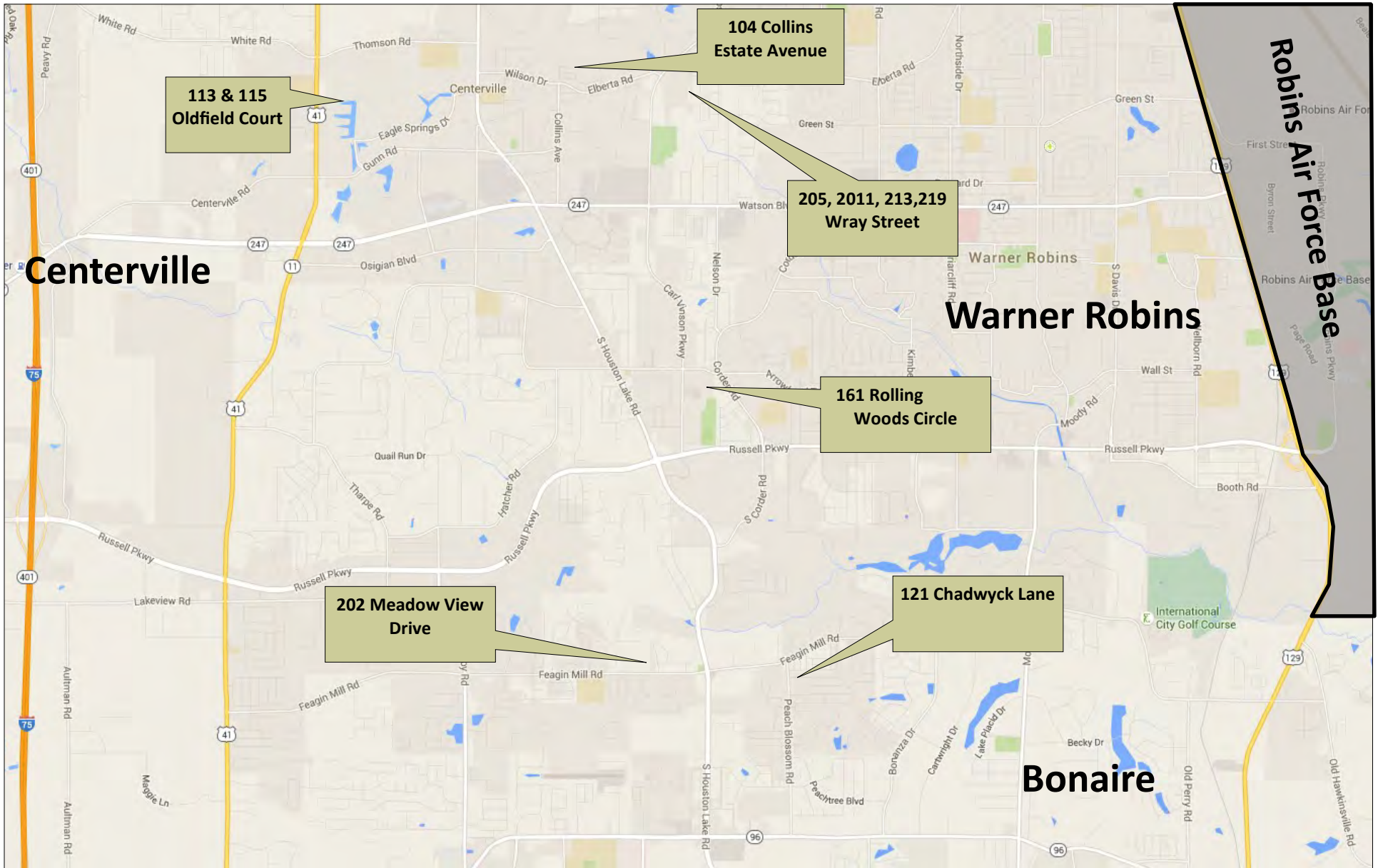
219 Wray Street - 4 Bedroom/2 Bathroom



211 Wray Street - 3 Bedroom/2 Bathroom

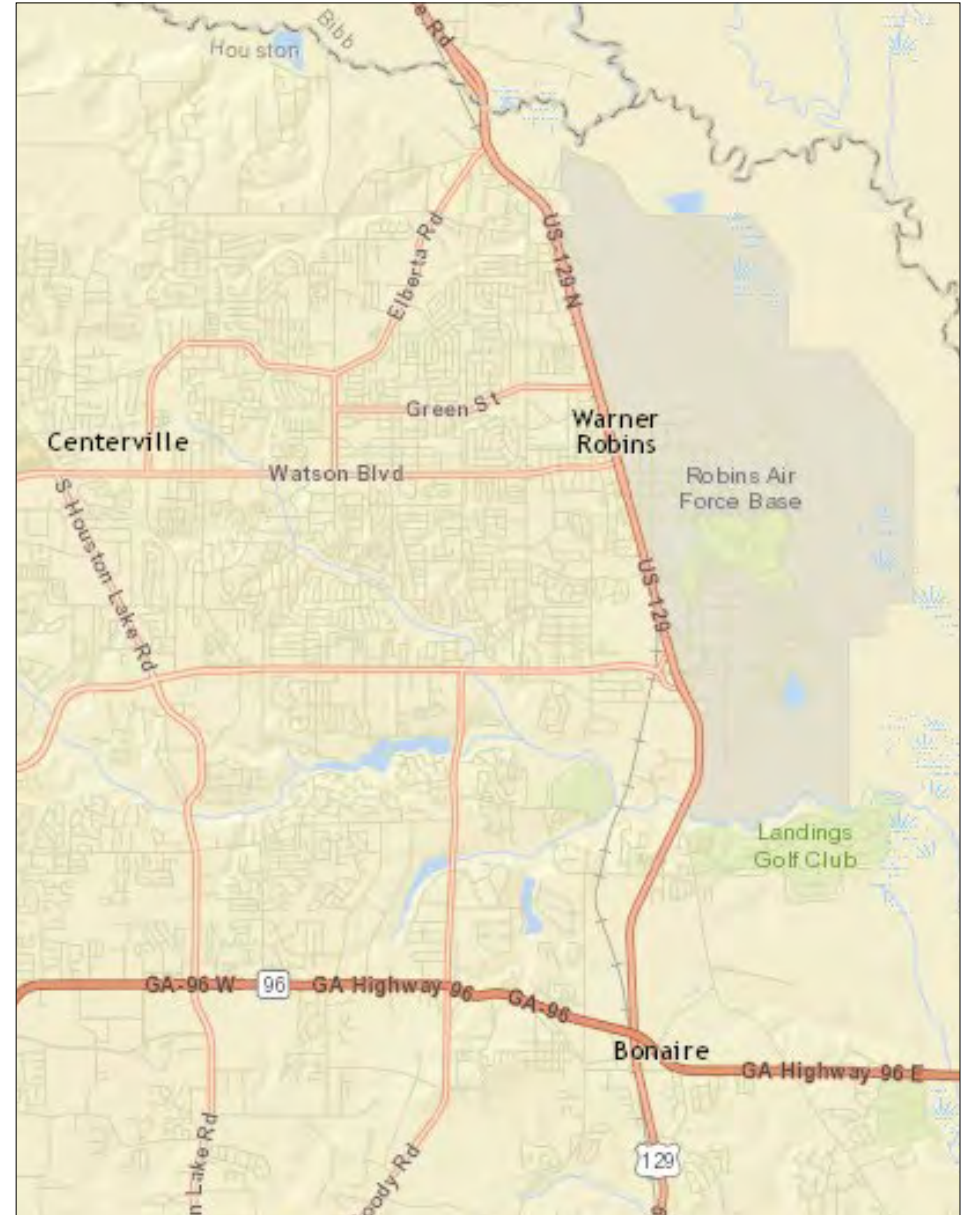
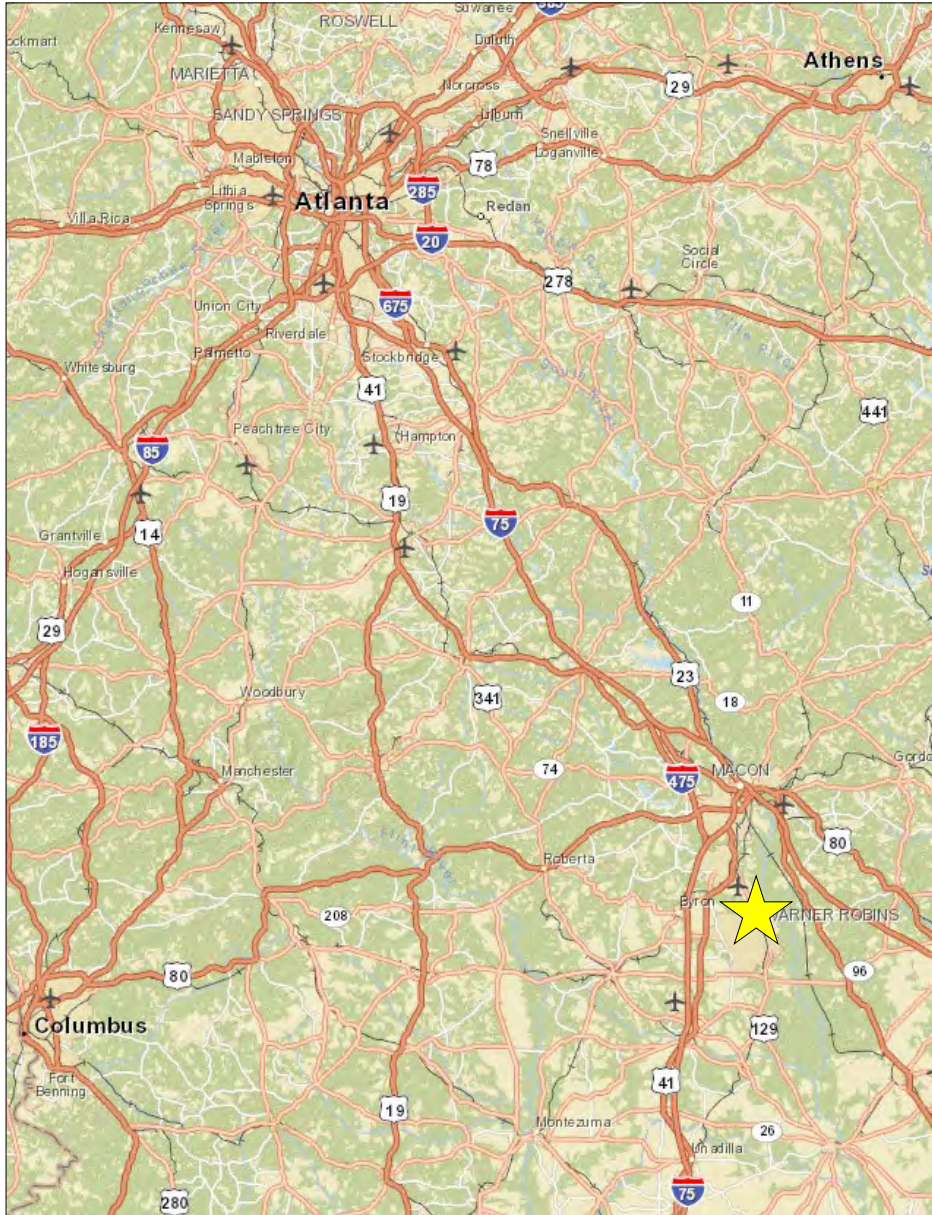
Property Locations

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Location Maps

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Demographics (ESRI)

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	1 mile
Population	6,066
Projected 2020 Population	6,431
Average Household Income	\$61,723
2015 Renter Occupied Housing	852
2020 Renter Occupied Housing	891
	3 mile
Population	38,611
Projected 2020 Population	40,416
Average Household Income	\$60,183
2015 Renter Occupied Housing	5,853
2020 Renter Occupied Housing	6,110
	5 mile
Population	95,212
Projected 2020 Population	99,952
Average Household Income	\$61,302
2015 Renter Occupied Housing	14,949
2020 Renter Occupied Housing	15,833

Centerville, Georgia

	1 mile
Population	1,935
Projected 2020 Population	2,229
Average Household Income	\$91,144
2015 Renter Occupied Housing	91
2020 Renter Occupied Housing	109
	3 mile
Population	14,429
Projected 2020 Population	15,922
Average Household Income	\$94,430
2015 Renter Occupied Housing	743
2020 Renter Occupied Housing	847
	5 mile
Population	50,131
Projected 2020 Population	53,580
Average Household Income	\$76,978
2015 Renter Occupied Housing	6,278
2020 Renter Occupied Housing	6,802

Bonaire, Georgia

	1 mile
Population	2,454
Projected 2020 Population	2,514
Average Household Income	\$39,099
2015 Renter Occupied Housing	650
2020 Renter Occupied Housing	670
	3 mile
Population	33,155
Projected 2020 Population	33,155
Average Household Income	\$46,511
2015 Renter Occupied Housing	7,207
2020 Renter Occupied Housing	7,578
	5 mile
Population	68,732
Projected 2020 Population	68,732
Average Household Income	\$56,728
2015 Renter Occupied Housing	12,484
2020 Renter Occupied Housing	13,169

Warner Robbins, Georgia



Houston County, Georgia

Houston County was the 51st county formed in Georgia and was created in 1821 through a treaty signed with the Creek Indians. The county was named for Governor John Houston and was originally spelled "Houstoun." Perry, the county seat and geographic center of the state of Georgia was incorporated in 1824 as Houston's first official town.

Houston County has grown in population from 105,808 in 1998 to a current population of 146,136. Eighteen public schools (K-12) have been recognized as Georgia Schools of Excellence and three schools have been named National Blue Ribbon Schools.

Robins Air Force Base is the home of Warner Robins Air Logistics Complex, the 78th Air Base Wing, and more than 60 other units that make up a vital part of the Air





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ANDY LUNDSBERG

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as a top producer at Bull Realty, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca-Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:

- National Association of Realtors-Georgia
- Atlanta Commercial Board of Realtors
- Young Council of Realtors (YCR)
- Million Dollar Club-Life Member

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 5 years. The show is nationally syndicated on 40+ radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.



Confidentiality Agreement

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This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **10 Home Portfolio, Centerville, Bonaire & Warner Robbins, GA** Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, n or any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this _____ day of _____, 2015.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

Printed Name _____

You may return the executed agreement by fax (404) 876-7073 or email ALundsberg@BullRealty.com

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